



## **BEVERLEY & DISTRICT CIVIC SOCIETY**

### **NEWSLETTER SUMMER 2015**

**Please could contributors to newsletters note that the deadline for copy is always the last day of February, May, August and November, unless notice in good time is sent out otherwise**

#### **Beverley Civic Society Open Forum on New Housing Policy**

On Tuesday, April 14th, the Civic Society hosted a public discussion on the current situation regarding the planning of new homes in Beverley and East Yorkshire with a planning officer from the East Riding of Yorkshire Council. The evening began with a summary of the history of house building and planning laws by Jill Jones, a retired architect representing the Society. She then pointed to the urgent need to solve the present shortage of new homes due to the drastic reduction in building as compared with 50 years ago, when the local authorities matched the private sector's construction output. Now 80% of dwellings are built by the private sector and lower income residents often struggle to find suitable accommodation to buy or rent due to spiralling prices and rents. A fundamental cause is the price of land as land owners can achieve a 200% increase in the sale value once planning permission is gained. Developers say this initial cost limits what they have left to spend on the houses they build, in particular on affordable housing. Greater exploitation of brown field sites, especially in cities, would help to answer this, together with well-designed urban high density projects such as the Eastgate development in Beverley. Initial development plans, through employment of landscape architects, should address the overall design of a site, to ensure that new building complements its setting and meets the community needs.

Then Chris Cole, an ERYC Planning Officer, who had volunteered to participate in the meeting, described his role in aiming to promote good civic design, along with the practical assessment work regarding infrastructure and services needed in approving development sites. His current key task is the completion of the Local Development Plan which will determine development action for the next 15 years. At present in Beverley this process is meeting with differences between the potential developers and the officers over the interpretation of "sustainable development" and "adverse impact". Also the planning officers have to contend with recent changes in Government legislation that affect the Plan. The Authority's projected total of new homes to be built in East Yorkshire by 2029 is 23,800 (of which 3,300 would be in the Beverley area, the same as in Bridlington). However, the officers are experiencing pressure from the developers who want to build in excess of 40,000 homes, and landowners are ready to assist them. With the dilution of local authority powers, Chris Cole emphasised that community involvement in the development plans can help officers to hold to their

preferred position regarding planning decisions, as happened in Cottingham recently. Society members and the public were advised to take advantage of the Consultation period till 11 May to see the draft Local Plan at Beverley Customer Services or The Library and to express their views. The Civic Society thanked Chris for his very informative contribution to the discussion and his willingness to answer numerous questions.

Rosemary Major

### **Development Plans for South-west Beverley**

ERYC are about to publish a draft plan for the development of c1,900 houses and other elements for the area South West of Beverley; either side of Long Lane up to the Southern Relief Road, and up to the Morrison's roundabout. It should be published for public consultation sometime in June and July this year. The Society will be submitting comment in due course, but please look out for the plan and respond as you see fit.

Dick Lidwell

### **Beverley Civic Society Open Meeting report Walking the Walls of York**

On Tuesday 12 May the Civic Society's illustrated talk by Karen Adams amounted to a very comprehensive overview of the historic features of our Northern capital city. The large audience had the comfort of a virtual walk around its ancient walls, pausing to take in countless points of interest along the way. The experience brought home the extraordinary wealth of York's remains, demonstrating its almost unbroken importance for 2000 years. On a circular "tour" from Bootham Bar, Ms Adams, who is an independent archaeologist, referred to the Minster with its classical foundations as one of many examples of the intermingling of Roman and Medieval structures at the city's centre of power. Her excavation work frequently brings to light new revelations. The Viking occupation as recreated at the Yorvik Centre has already captured the public's imagination and now Richard III is getting special attention at the Monk Bar exhibition. The medieval Bars themselves indicate past needs for strong fortification with Monk Bar defensible on four levels. Walmgate Bar has the only surviving barbican with its gates, portcullis and sentry points from which to resist invaders. 'Detours' were made to Norman sites such as Clifford's Tower on its man-made motte and original bailey which signal the importance York had for William the Conqueror. Two wooden towers were burnt down, the second in the Jewish purge of 1190, before the present stone version of 1244 was built. The first 19th century railway line within the city walls was recently discovered through a "key hole dig" by Ms Adams. And immediately below them Roman foundation walls emerged once again!

At the invitation of York Civic Society, Beverley Civic Society will have a guided tour of inner York on Saturday 27th June. Enquiries: telephone 862271.

Rosemary Major

## Membership

Please will members check their membership payments. We have 35 members who have not paid their 2014-15 membership fee. I would be grateful if they could let me know as soon as possible if they no longer wish to be members.

Wendy Usher-Bacon

## Forthcoming Public Meetings & Events...

The May and June meetings are held in St Mary's Parish Hall, North Bar Within, Beverley

**However, please see below for a change of venue from September onwards, with the exception of the 17th November afternoon meeting (details in the Autumn newsletter)**

Members and non-members are welcome

### Friday 5<sup>th</sup> June

Day visit to Wentworth Woodhouse and Wentworth Castle and gardens.

### Saturday 27<sup>th</sup> June

A FREE 2 hour tour, guided by the York Civic Society, meeting at Clifford's Tower, York, at 11.00am. Maximum 30 people. Own transport arrangements. To enrol contact Jill Jones on 01482 862271.

**Please note that meetings from September onwards will be held in The Beverley Arms Hotel**

### Tuesday 8<sup>th</sup> September at 7.30pm

Richard Myerscough

*Building Stones of Yorkshire Wolds Churches*

\*\*\*\*\*

NEWSLETTER EDITOR: Neil King, 1 Woodlands, Beverley HU17 8BT

Tel: 01482 862752 email: [neilandsarah@mansle.karoo.co.uk](mailto:neilandsarah@mansle.karoo.co.uk)

**Please send material by email if possible: this saves re-typing.** However, if you do not use email, no matter – all contributions and letters, no matter how brief, are welcome. **The deadline** for copy to be included in the Autumn 2015 Newsletter is **Monday 31st August 2015.**

Over a third of our membership now receive this newsletter in electronic form via email, thus saving valuable Civic Society resources for other use, not to mention the distributors' shoe-leather and time. It is appreciated that many do not use email or prefer to receive their newsletter in hard copy form; but if you are willing to join the e-circulation list, please could you let me know via the above email address. Many thanks.

